



HOUSE COMMITTEE ON APPROPRIATIONS

FISCAL NOTE

HOUSE BILL NO. 2232

PRINTER'S NO. 3463

PRIME SPONSOR: Rabb

COST / (SAVINGS)

FUND	FY 2024/25	FY 2025/26
General Fund	\$0	\$0

SUMMARY:

House Bill 2232 amends Title 20 (Decedents, Estates, and Fiduciaries) of the Pennsylvania Consolidated Statutes by adding a chapter titled Uniform Partition of Heirs Property Act.

ANALYSIS:

This bill provides processes for the portioning of property between heirs who inherit property with due process protections from other heirs forcing a partition of the inherited property. In an action to partition real property, the court shall determine if the property is heir's property, and if so, that property must be partitioned under this chapter unless otherwise agreed to in a record.

The bill further outlines the right of first refusal required when a cotenant receives an offer from a noncotenant to purchase a share or shares of the heir's property, the settlement conference in a partition action of heir's property, the court determination of value of property, the cotenant's ability to buy out the interests of a co-owner requesting partition sale within 45 days of the action's initiation and partition alternatives.

Finally, the bill outlines that if the court orders a sale of heir's property, the sale must be an open-market sale unless the court finds that a sale by sealed bids or an auction would be more economically advantageous and in the best interest of the cotenants.

This legislation would take effect in 60 days.

FISCAL IMPACT:

This legislation would have no impact on Commonwealth funds.

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House Appropriations Committee (D)

DATE: July 2, 2024

Estimates are calculated using the best information available. Actual costs and revenue impact incurred may vary from estimates.